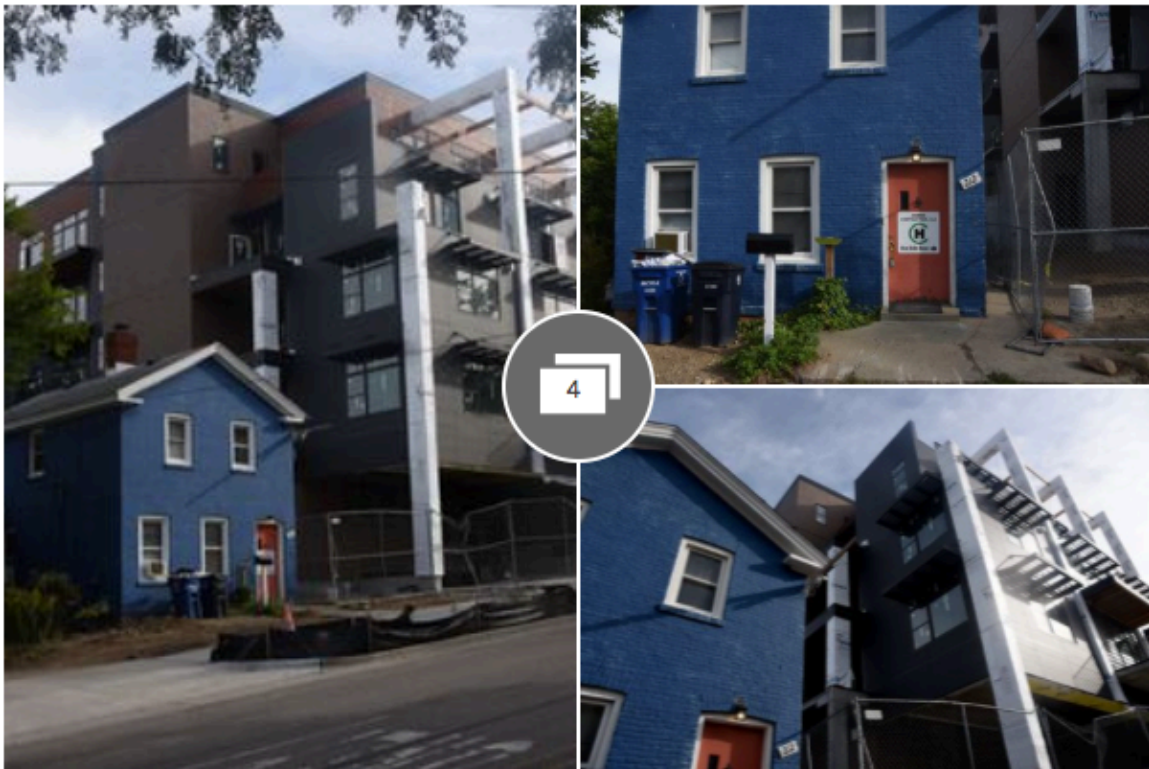


New condo development proposed in downtown Ann Arbor

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New condo development proposed on Miller Avenue in Ann Arbor

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ANN ARBOR, MI — As Ann Arbor continues to see more and more population and housing growth, another new condo development is proposed downtown.

Local developer Tom Fitzsimmons of Huron Contracting LLC is planning a nearly 14,000-square-foot building rising 46 feet tall at 212 Miller Ave., between Ashley and First streets, with eight residential condos, according to [plans submitted to the city](#). The development aims to continue the evolution of the area from low-rise, single-family and duplex structures to mid-rise buildings, a trend Fitzsimmons has led with several new condo developments in recent years.

“It’s going to look a bit unique and bit more modern and pretty nice for downtown,” he said.

It’s described as three stories, but it includes a fourth level with an upper mezzanine for the third-floor units.

Fitzsimmons said he’s working with a new architect, Carl Hueter, on a design that will be different than other past condo projects he’s done, since he’s heard concerns that many new buildings in the city are starting to look the same.

As for whether he’s still bullish on the Ann Arbor condo market, “Things are really starting to pick up after a year of not much happening due to COVID and so on,” he said.

City records show Fitzsimmons purchased the 212 Miller Ave. property last August for \$725,000.

The project involves demolishing an old brick house on land now used as an office and staging area for construction Fitzsimmons is doing on another condo building next door.

The five-story, 17-unit condo building under construction at 309 N. Ashley St. should be ready to welcome its first residents by next spring, he said, noting 11 units are already sold and current sales prices are about \$600 per square foot.

It could take six months or longer to get city approval for the next building on Miller Avenue, and then up to two years to build, Fitzsimmons said.

Fitzsimmons and Hueter recently submitted initial designs for the D2-zoned site for consideration by the city’s Design Review Board. Following design review, the project must go through Planning Commission and City Council for approval.

“The design will evolve between now and City Council approval, I just don’t know how much,” Fitzsimmons said.

The [proposed design](#) is inspired by buildings in larger urban areas in the upper Midwest and northwest United States and aims to give a nod to the more sophisticated architecture found on recent University of Michigan campus buildings, the plans state. It features a mix of brick and architectural wall panels, with clad wood windows and metal roofing.

The goal is to make the building compatible with the one already under construction, weighting it to the west side of the site to create a courtyard area with trees between the two buildings, Fitzsimmons said.

As proposed, the new building would have a main entrance off Miller Avenue through the landscaped courtyard and the entry area would be wheelchair-accessible.

It's described as an urban-scale townhouse community catering to people who want to live near Ann Arbor's urban core, including everyone from young professionals to retirees.

There would be a mix of one-, two- and three-bedroom units ranging from 950 to 2,300 square feet, with exterior patios and/or balconies for each unit, plans show.

The building would sit atop a below-grade parking area with eight two-car garages. Fitzsimmons said it will be similar to a condo development he did several years ago at 414 N. Main St. in terms of having individual garages and elevators, while giving residents more storage space and privacy.

New condo development proposed on Miller Avenue in Ann Arbor – Photos

212 Miller Ave.

A future condo development site at 212 Miller Ave. in Ann Arbor on Sept. 15, 2021. Local developer Tom Fitzsimmons plans to demolish the blue brick house and build a new eight-unit condo building next to the 17-unit one he's already building on the adjacent site.





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